

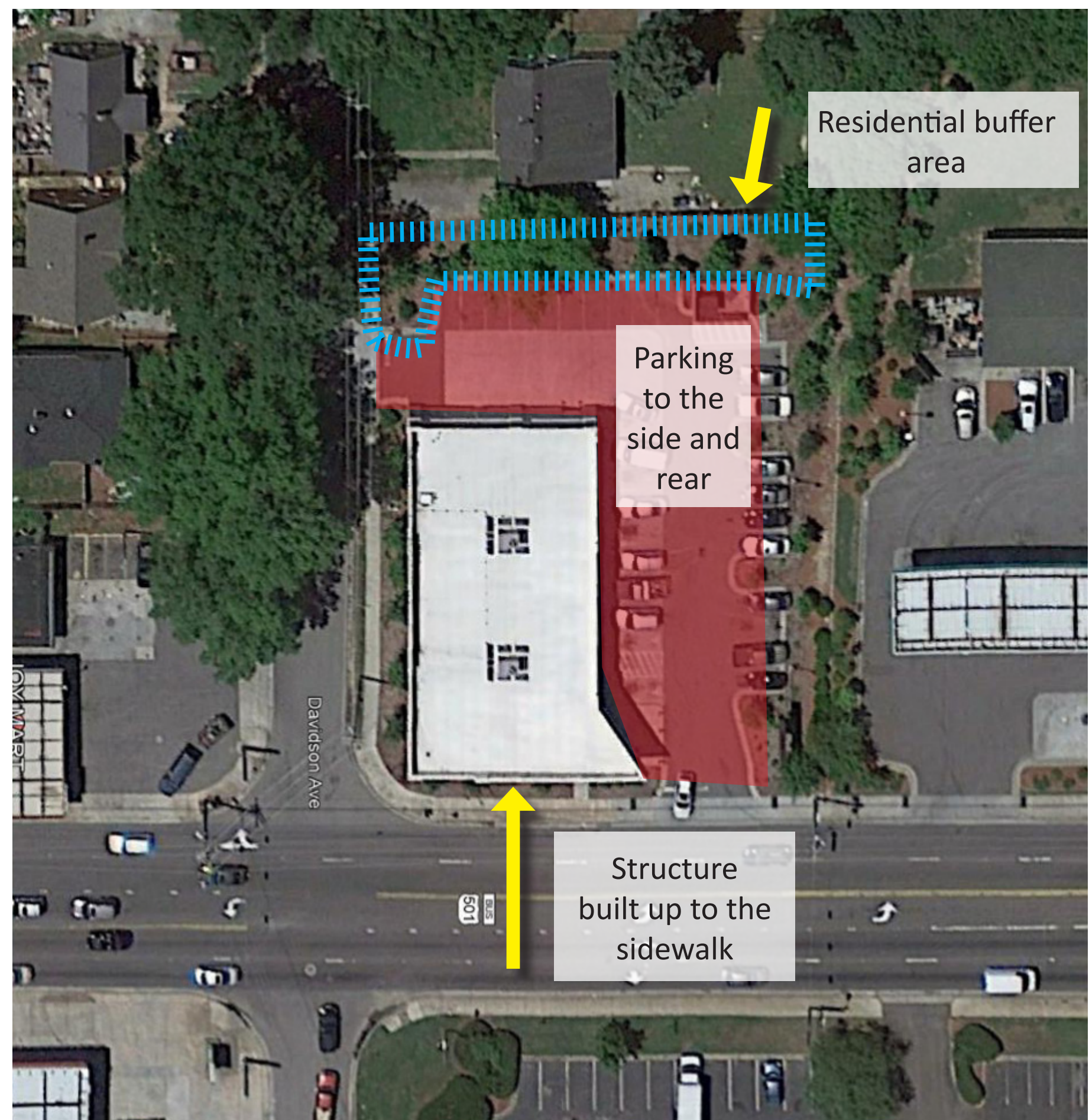
Station 4: Challenges with Existing Commercial Neighborhood “CN” Zoning

Characteristics of “CN” Zoning

- Intended for modest-scale suburban commercial centers
- Uses satisfy the needs of the surrounding neighborhood
- On-site parking and buffering/screening standards minimize impacts of development, but require large lots

Recent Examples

Auto Zone - New Construction North Roxboro Street



Family Dollar - New Construction Guess Road



Marble Works Morehead Avenue



Challenges of “CN” Zoning:

- Current rules discourage the use and preservation of existing buildings
- Current zoning encourages suburban site design that is not compatible in the neighborhood context. For example, a large amount of on-site parking is required.
- Current approval process is complex, lengthy and expensive

Hypothetical: Existing Buildings

The historic commercial storefront buildings are seen as an asset in the community and their preservation is important. However, existing zoning rules, particularly for parking, make it extremely difficult to receive necessary approvals to reuse the building. Below is a hypothetical example:

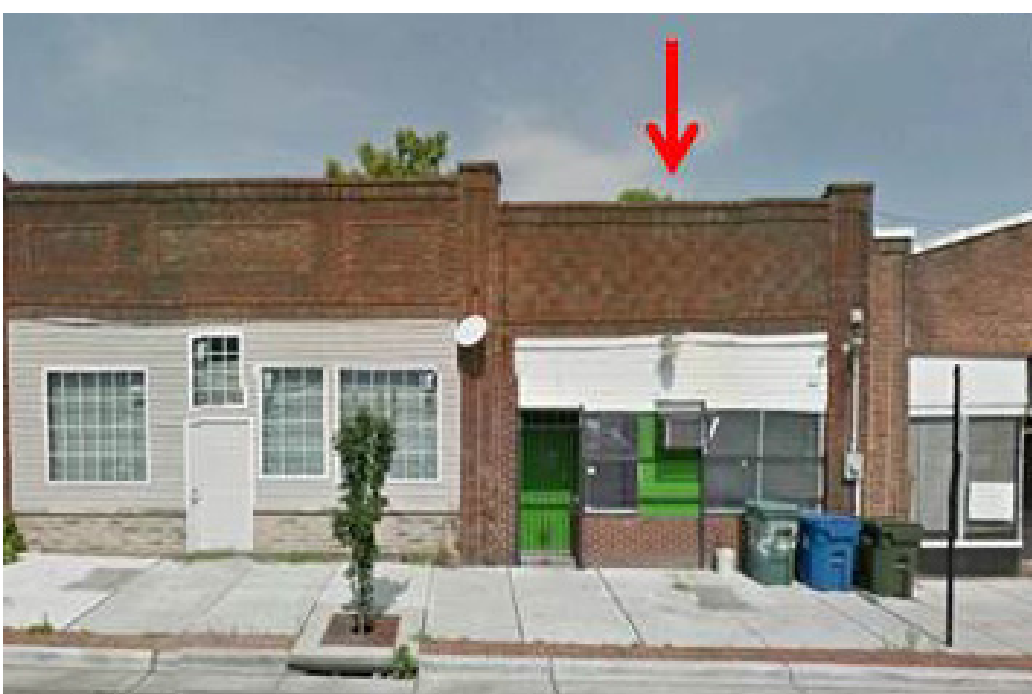
Site information

Zoning District: Commercial Neighborhood

Site Size: 0.02 acres or 900 Square Feet

Building Area: 900 square feet

Existing Use: Vacant Storefront



Hypothetical Development Review

Hypothetical Proposed Use: Ice Cream Parlor

Is the proposed use allowed in the CN District? YES

Is a site plan required? Yes, an ice cream parlor is a change of use

What are the parking requirements?

- 1 space/100 SF of space
- 9 required on-site parking spaces

Because the building occupies the entire site, the required on-site parking cannot be accommodated. The site plan would not be able to be approved without a Rezoning, Special Use Permit or a Variance.

Hypothetical: New Development

New development, whether on an existing vacant lot or a site that may be demolished in the future, also faces complications under current Commercial Neighborhood zoning. Development standards for parking and buffering are more suited for a suburban setting. Below is a hypothetical example:

Site information

Zoning District: Commercial Neighborhood

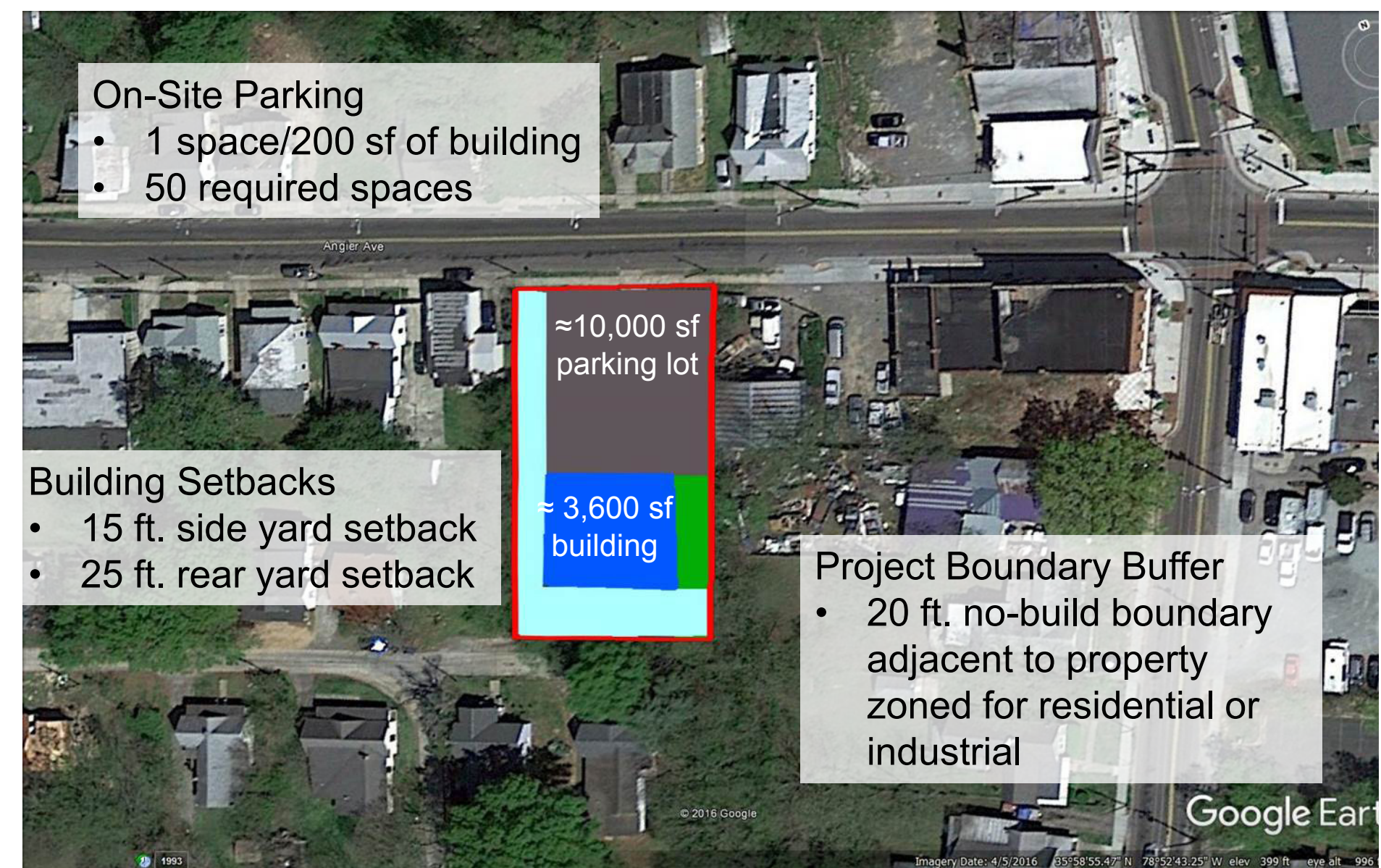
Site Size: 0.431 acres or 18,775 square feet

Building Area: 0 square feet

Existing Use: Vacant Lot

Hypothetical Development Review

Proposed Use: 10,000 SF pharmacy (Walgreens, CVS, Rite Aid)



Parking, buffer and setback standards of the Commercial Neighborhood zoning district make it challenging, if not infeasible, to build a typical pharmacy.